

ZONING DOCKETS FROM DECEMBER 2, 2013 P AND D COMMITTEE MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-47	Michael F. Barnes Alexander Road and Picket Road R-15 to R-S T035000101513 (portion)	18	Approval	Approval	Approval	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 18, 2013 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant intends to use the subject parcels for his cattle to graze. <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Stagnant water in the rear of the lot along the cul-de-sac of Picket Road. 2. The horrible smells deter potential buyers. Property values have decreased due to the use on the 17-acre tract; expanding it would only make things worse. 					<p>Petition/Letter</p> <p>For: One (1) letter of support from Carotell, I-1 property adjacent to subject property</p> <p>Against: None</p>
Staff Report	<p>The subject parcel is comprised of three (3) individual lots, but none abut each other. However, all three (3) lots surround (and abut) a large (16.8-acre) undeveloped parcel. The large abutting parcel is zoned Residential Suburban District (R-S) and is currently being used as a cow pasture. The applicant's intent is to combine the three (3) individual lots of the subject parcel with this 16.8-acre undeveloped parcel, to create one (1) unified parcel and expand the physical boundaries of the cow pasture. A cow pasture (Farm Animals, Livestock, Barns, and Stables) is a permitted use in the R-S district. It is not allowed in the R-15 district. At this time, it is unclear if it is the applicant's intent is to expand the boundaries of the cow pasture in order to increase the number of livestock or to just merely expand the physical boundaries of the pasture.</p> <p>With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the R-S zoning district would be inconsistent with the assigned Residential Land Use 2 future land use classification. However, it should be noted that the westernmost lot of the subject parcel, as well as the western property line of the undeveloped 16.8-acre parcel abuts Corey Burns Park, which is classified Rural Land Use 1. As such, the requested R-S zoning for the subject parcel would be consistent with the future land use classification of the abutting property. As previously mentioned, the applicant's intent is to unify the subject parcel with the 16.8-acre parcel, and to match its zoning. This would be an appropriate and logical application of zoning/land use planning.</p> <p>As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as with those within the immediate area. As of the today, there are no residential subdivisions within close proximity to the subject parcel or existing cow pasture, and except for one parcel, an overwhelming majority of the abutting properties are undeveloped. Therefore, based on the aforementioned reasons, staff recommends approval of the application to rezone from the R-15 district to the R-S district.</p>					